

**2007-M-03 Maple Valley Highway Corridor
Applicable Comprehensive Plan Policies
Land Use Element**

The 319.7-acre subject area is, with the exception of the former Aqua Barn site, designated Residential Low Density (RLD).

RESIDENTIAL LOW DENSITY LAND USE DESIGNATION

Purpose Statement: Policies in this section are intended to guide development on land appropriate for a range of low intensity residential and employment where land is either constrained by sensitive areas or where the City has the opportunity to add larger-lot housing stock, at urban densities of 4-du/net acre, to its inventory.

Lands that are not appropriate for urban levels of development are designated either Resource Conservation or Residential Low Density, with Resource Conservation or Residential 1 zoning.

Lands that either do not have significant sensitive areas, or can be adequately protected by the critical areas ordinance, are zoned Residential 4.

Responsibility for residential objectives and policies lies with the City of Renton for implementation and the development community, which should propose projects that meet the residential goals, objectives, and policies of the City.

Objective LU-DD: Provide opportunities for a range of lifestyles and appropriate uses adjacent to and compatible with urban development in areas of the City and Potential Annexation Area constrained by extensive natural features, providing urban separators and/or providing a transition to Rural Designations within King County.

Policy LU-133. Identify and map areas of the City where environmentally sensitive areas such as 100-year floodplains, floodways, and landslide and erosion areas are extensive and the application of critical areas regulations alone is insufficient to guide future development.

Policy LU-134. Base development densities should range from 1 home per 10 acres (Resource Conservation) to 1 home per acre (Residential 1) on Residential Low Density (RLD) designated land with significant environmental constraints, including but not limited to: steep slopes, erosion hazard, floodplains, and wetlands or where the area is in a designated Urban Separator. Density should be a maximum of 4-du/net acre (Residential 4) on portions of the Residential Low Density land where these constraints are not extensive and urban densities are appropriate.

Policy LU-135. For the purpose of mapping four dwelling units per net acre (4-du/ac) zoned areas as contrasted with lower density Residential 1 (R-1) and Resource

Conservation (RC) areas, the prevalence of significant environmental constraints should be interpreted to mean:

- 1) Critical areas encumber a significant percentage of the gross area;
- 2) Developable areas are separated from one another by pervasive critical areas or occur on isolated portions of the site and access limitations exist;
- 3) The location of the sensitive area results in a non-contiguous development pattern;
- 4) The area is a designated urban separator; or
- 5) Application of the Critical Areas Ordinance setbacks/buffers and/or net density definition would create a situation where the allowed density could not be accommodated on the remaining net developable area without modifications or variances to other standards.

Implementation of this policy should be phased in within three years of the adoption of the 2004 Update.

Policy LU-137. Warehousing, outdoor storage, equipment yards, and industrial uses should not be allowed. Where such uses exist as non-conforming uses, measures should be taken to negotiate the transition of these uses as residential redevelopment occurs.

Policy LU-138. To provide for more efficient development patterns and maximum preservation of open space, residential development may be clustered and/or lot sizes reduced within allowed density levels in Residential Low Density designations. Implementation of this policy should be phased in within three years of the adoption of the 2004 Update.

Policy LU-140. Control scale and density of accessory buildings and barns to maintain compatibility with other residential uses.

Policy LU-141. Residential Low Density areas may be incorporated into Urban Separators.

Policy LU-142. Undeveloped portions of Residential Low Density areas may be considered for designation of conservation easements, trail easements or other public benefits through agreements with private parties.

Objective LU-EE: Designate Residential 4 du/acre zoning in those portions of the RLD designation appropriate for urban levels of development by providing suitable environments for suburban and/or estate style, single-family residential dwellings.

Policy LU-143. Within the Residential 4 du/acre zoned area allow a maximum density of 4 units per net acre to encourage larger lot development and increase the supply of upper income housing consistent with the City's Housing Element.

Policy LU-144. Ensure quality development by supporting site plans and plats that incorporate quality building and landscaping standards.

Policy LU-145. Interpret development standards to support projects with higher quality housing by requiring:

- 1) A variety of compatible housing styles making up block fronts;
- 2) Additional architectural features such as pitched roofs, roof overhangs, and/or decorative cornices, fenestration and trim; and
- 3) Building modulation and use of durable exterior materials such as wood, masonry, stucco, or brick.

Policy LU-146. Interpret development standards to support provision of landscape features as well as innovative site planning. Criteria should include:

- 1) Attractive residential streetscapes with landscaped front yards that are visible from the street;
- 2) Landscaping, preferably with drought- resistant plant materials;
- 3) Large caliper street trees;
- 4) Irrigated landscape planting strips;
- 5) Low-impact development using landscaped buffers, open spaces, and other pervious surfaces for surface water runoff; and
- 6) Significant native tree and vegetation retention and/or replacement.